

**660 000 €****For sale maison contemporaine****5 rooms****Surface : 135 m<sup>2</sup>****Surface of the land : 889 m<sup>2</sup>****Year of construction : 2020****Exposition : Est ouest****View : Campagne****Inner condition : Neuf****External condition : Exceptionnel****Couverture : Toit terrasse****Features :**

pool, Pool house, Chambre de plain-pied, double glazing, Buanderie, Portail automatique, air conditioning

3 bedroom

2 terraces

2 showers

2 WC

1 garage

**Energy class (dpe) : A****Emission of greenhouse gases (ges) : A**

Document non contractuel

09/05/2024 - Prix T.T.C

**Maison contemporaine 1701 Bompas**

AN EXCEPTIONAL PROPERTY! Contemporary villa, built in 2020, on one level. With a living area of 135m<sup>2</sup> on a plot of 889m<sup>2</sup>. Oriented East/West, very sunny house due to its many bay windows. You access the interior of the house through a door equipped with a digicode, leading to an entrance and open to the living room / fully equipped American kitchen with a surface area of 64m<sup>2</sup>, DEKTON worktop, with access to the laundry room. 3 bedrooms follow, including 1 master bedroom with private shower room, 2 toilets and 1 2nd individual shower room. The whole surface of the house is in waxed concrete. Centralized vacuuming throughout the house, AIR/ZONE air conditioning allows you to regulate each room individually, 10 3KW/H photovoltaic panels ensure that your electricity consumption remains low, €103/month. For the night part and maintenance of the garden, a borehole gives you additional comfort. 2 terraces allow you to enjoy the sun at different times of the day, a swimming pool equipped with an electric shutter, as well as a covered terrace serving as a fitted summer kitchen, the exterior floor is made of smooth concrete and artificial grass. A 32m<sup>2</sup> garage 2.50m high, overhung by a 1.80m high mezzanine. The best is to visit, because many pleasant surprises await you there. For any information contact: Valerie VILLAIN JENKINS Real Estate Commercial Agent registered with the Commercial Court of Perpignan N° RSAC 490462199.

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Garantie financière : GALIAN - TRANSACTION IMMOBILIERE : 120 000 € - GESTION IMMOBILIERE : 120 000 €

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